

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 3

Property ID: R44616

Property Information

property address: 1520 CAVITT
legal description: SUBER #5, BLOCK 2, LOT 19.20
owner name/address: KEYSTONE HOMES RENTAL CO INC
JEFF CHAPMAN
PO BOX 178
CALDWELL, TX 77836-0178
full business name: LGL Animal Care Products
land use category: Comm Retail type of business: animal care products
current zoning: C-3 occupancy status: Occ
lot area (square feet): 22750 frontage along Texas Avenue (feet): NA
lot depth (feet): 170 sq. footage of building: 5192
property conforms to: ☒ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards
NO 130

Improvements

of buildings: 2 building height (feet): 20/20 # of stories: 1/1
type of buildings (specify): metal / Brick

building/site condition: 4 - but run down (needs cosmetic work)

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____

approximate construction date: _____ accessible to the public: ☐ yes ☐ no
possible historic resource: ☐ yes ☐ no sidewalks along Texas Avenue: ☐ yes ☐ no
other improvements: ☐ yes ☐ no (specify) pipe fence
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use
of signs: _____ type/material of sign: _____
overall condition (specify): _____
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: NA
lot type: ☒ asphalt ☐ concrete ☐ other _____
space sizes: _____ sufficient off-street parking for existing land use: ☐ yes ☐ no
overall condition: _____
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 0 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no

if yes, which ones: _____

meet adjacent separation requirements: ☒ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: minimal

Outside Storage

☒ yes ☐ no (specify) miscellaneous stuff
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☒ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:
